

APPLICATION FOR  
URBAN DESIGN COMMISSION  
REVIEW AND APPROVAL

AGENDA ITEM # \_\_\_\_\_  
Project # \_\_\_\_\_  
03553

DATE SUBMITTED: <u>May 17, 2006</u>	<b>Action Requested</b>
UDC MEETING DATE: <u>May 24, 2006</u>	<input type="checkbox"/> Informational Presentation
	<input type="checkbox"/> Initial Approval and/or Recommendation
	<input checked="" type="checkbox"/> Final Approval and/or Recommendation

PROJECT ADDRESS: 625 East Mifflin

ALDERMANIC DISTRICT: Brenda Konkel #2

OWNER/DEVELOPER (Partners and/or Principals)	ARCHITECT/DESIGNER/OR AGENT:
<u>Mike Fisher &amp; Karl Madsen/Great Dane Development</u>	<u>Knothe &amp; Bruce Architects, LLC</u>
<u>P.O. Box 620800</u>	<u>7601 University Avenue, Suite 201</u>
<u>Middleton, WI 53562-0800</u>	<u>Middleton, Wisconsin 53562</u>

CONTACT PERSON: J. Randy Bruce/Knothe & Bruce Architects, LLC

Address: 7601 University Avenue, Suite 201

Middleton, Wisconsin 53562

Phone: 608-836-3690

Fax: 608-836-6934

E-mail address: rbruce@knothebruce.com



TYPE OF PROJECT:

(See Section A For:)

- Planned Unit Development (PUD)
  - General Development Plan (GDP)
  - Specific Implementation Plan (SIP)
- Planned Community Development (PCD)
  - General Development Plan (GDP)
  - Specific Implementation Plan (SIP)
- Planned Residential Development (PRD)
- New Construction or Exterior Remodeling in an Urban Design District\* (A public hearing is required as well as a fee)
- School, Public Building or Space (Fee may be required)
- New Construction or Addition to or Remodeling of a Retail, Hotel, or Motel Building Exceeding 50,000 Sq.Ft.
- Planned Commercial Site

(See Section B for:)

- New Construction or Exterior Remodeling in C4 District (Fee required)

(See Section C for:)

- R.P.S.M. Parking Variance (Fee required)

(See Section D for:)

- Comprehensive Design Review\* (Fee required)
- Street Graphics Variance\* (Fee Required)

Other \_\_\_\_\_

\*Public Hearing Required (Submission Deadline 3 Weeks in Advance of Meeting Date)





April 12, 2006

Mr. Brad Murphy  
Director of Planning  
Department of Planning & Development  
City of Madison  
215 Martin Luther King Jr. Blvd  
PO Box 2985  
Madison, Wisconsin 53701

Re: Letter of Intent  
C-3 to PUD-GDP-SIP  
625 East Mifflin Street  
Madison, WI

Dear Mr. Murphy:

The following is submitted together with the plans, application and zoning text for staff, Plan Commission and Common Council consideration of approval.

**Organizational structure:**

Owner:	Great Dane Development 2249 Pinehurst Drive P.O. Box 620800 Middleton, WI 53562-0800 608-836-8084 608-836-0480 fax Contact: Mike Fisher & Karl Madsen	Architect:	Knothe & Bruce Architects, LLC 7601 University Avenue, Ste 201 Middleton, WI 53562 608-836-3690 608-836-6934 fax Contact: Randy Bruce <a href="mailto:rbruce@knothebruce.com">rbruce@knothebruce.com</a>
Project:	The Colony 625 E. Mifflin Street	Landscape Design:	Ken Saiki Design 303 S. Paterson St. Suite 1 Madison, WI 53703 (608) 251-3600 Contact: Ken Saiki
Engineer:	Calkins Engineering 5010 Voges Road Madison, WI 53718 (608) 838-0444 (608) 838-0445 fax Contact: Dave Glusick		

7601 University Ave, Ste 201  
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p (608) 836-3690  
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[www.knothebruce.com](http://www.knothebruce.com)

**Introduction:**

The proposed site is located on the south side of the street at 625 E. Mifflin and is occupied by an automobile storage and repair garage. The adjacent properties are a parking lot, the Salvation Army property and Goodyear Auto Service. The north side of Mifflin is occupied by a variety of residential uses.

This project proposes the redevelopment of this underutilized site for a 66-unit condominium development with underground parking. The new condominiums will provide a range of housing options and affordability. The site is located within two draft planning documents: The East Washington Avenue Capitol Gateway Corridor Plan and the Tenney-Lapham Neighborhood Plan. Both plans are nearing final adoption. The developers have been working with staff and the neighborhood to realize the suggestions in the plan documents.

**East Washington Avenue Build Plan:**

The East Washington Avenue Build Plan specifies core principles and key values to guide the redevelopment of the plan area. This proposal meets these guidelines by increasing the density of the corridor, fostering a transit-compatible neighborhood, minimizing the negative impacts of parking, creating a pedestrian-scale streetscape and respecting and strengthening the existing neighborhood.

In addition, the plan has prescribed requirements regarding building heights, bulk, setbacks, step-backs and facades. Significant design efforts have been made to comply with all of these requirements with the intent of completing a condominium development that will provide a vibrant residential streetscape and building with a sense of quality and permanence.

**Tenney-Lapham Neighborhood Plan:**

The Tenney-Lapham Neighborhood Plan identifies both significant issues and goals that the neighborhood plan should address. This proposal can specifically address three of these issues/goals: increasing owner-occupied housing, ensuring that affordable, quality housing opportunities exist throughout the neighborhood, and redeveloping underutilized properties within the neighborhood (specifically the 600 block of East Washington to East Mifflin).

The plan lists a series of design standards, which apply to this project and include:

- A maximum 6-story building height along East Washington transitioning to 3 stories on East Mifflin.
- The use of row house units to create a rhythm of spacing that is compatible to the neighborhood.
- Underground parking should be limited to allow for green space, water absorption and trees.
- Limit the parking to 1.0 to 1.5 spaces per unit.

This redevelopment proposal meets these design standards. Two meetings with neighborhood representatives have been held. At the last meeting on March 27<sup>th</sup> general support was given for the project.

**Project Description:**

The building and site plan create an urban, pedestrian-oriented streetscape. The U-shaped building creates an inviting entry courtyard reminiscent of early apartment buildings in the Chicago area. The courtyard terminates at a grand entry and lobby for the building. The two ends of the U-shape face East Mifflin Street; a three-story façade of row houses fronts the street providing a comfortable residential scale. A series of individual entries punctuate the façade and enliven the public way.

The building height varies from three stories to a maximum of five stories. A step-back that is consistent with the recommendations of the East Washington Build Plan allows for proper scale and solar access to East Mifflin Street. The exterior materials are masonry in combination with a metal panel system at the inclined bay windows. The masonry features extensive detailing at the openings and in the horizontal banding to provide a high-quality substantial appearance.

Vehicular access to the underground parking garage is accommodated on the east side of the building. Two levels of under-building parking are provided on the basement and first floor levels. The parking at the first floor level is tucked behind residential areas on the East Mifflin Street and southwest sides. Adequate bicycle parking is provided in the parking garage or in covered and uncovered areas on the site.

**Site Development Data:**

**Dwelling Unit Mix:**

One-Bedroom	40
Two-Bedroom	20
Two-Bedroom Townhomes	<u>6</u>
Total dwelling Units	66

**Densities:**

Lot Area	31,400 SF or .72 acres
Lot Area / D.U.	476 SF/unit
Density	92 units/acre

**Building Height:**

5 Stories

**Floor Area Ratio:**

Total Floor Area (excluding parking)	72,100SF
Floor Area Ratio	.43

**Required Parking**

Automobile parking (R-5 standards)		
One Bedrooms (40 X 1.25 /unit)		50 spaces
Two Bedrooms (26 X 1.50 /unit)		<u>39 spaces</u>
Total Required Parking		89 spaces

Bicycle parking

Units 1-50 (1 space/unit)	50 spaces
Units 50 – 66 (.5 space/unit)	<u>8 spaces</u>
Total Required Parking	58 spaces

Letter of Intent – PUD-GDP-SIP  
The Colony  
625 E. Mifflin Street  
April 12, 2006  
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**Vehicular Parking Ratio:**

Automobile parking (underground)	86 stalls	or	1.3 spaces/unit
Bicycle parking (underground)	39 stalls	or	.6 spaces/unit
Bicycle parking (surface)	19 stalls	or	.3 spaces/unit

**Loading:**

No off-street loading will be provided for this project and we are specifically requesting a waiver for this requirement.

**Project Schedule:**

It is anticipated that construction will start in October of 2006 and be completed by December of 2007.

**Social & Economic Impacts:**

This development will have a positive social and economic impact. The development will substantially increase the city tax base on an infill site with minimal, if any, increased costs to the City. The project will be privately financed and the developer has not requested any TIF funds to support this redevelopment effort.

The Colony meets the goals of the East Washington Build plan and provides new higher density housing in the central city, promoting pedestrian and bicycle circulation and reducing vehicular traffic.

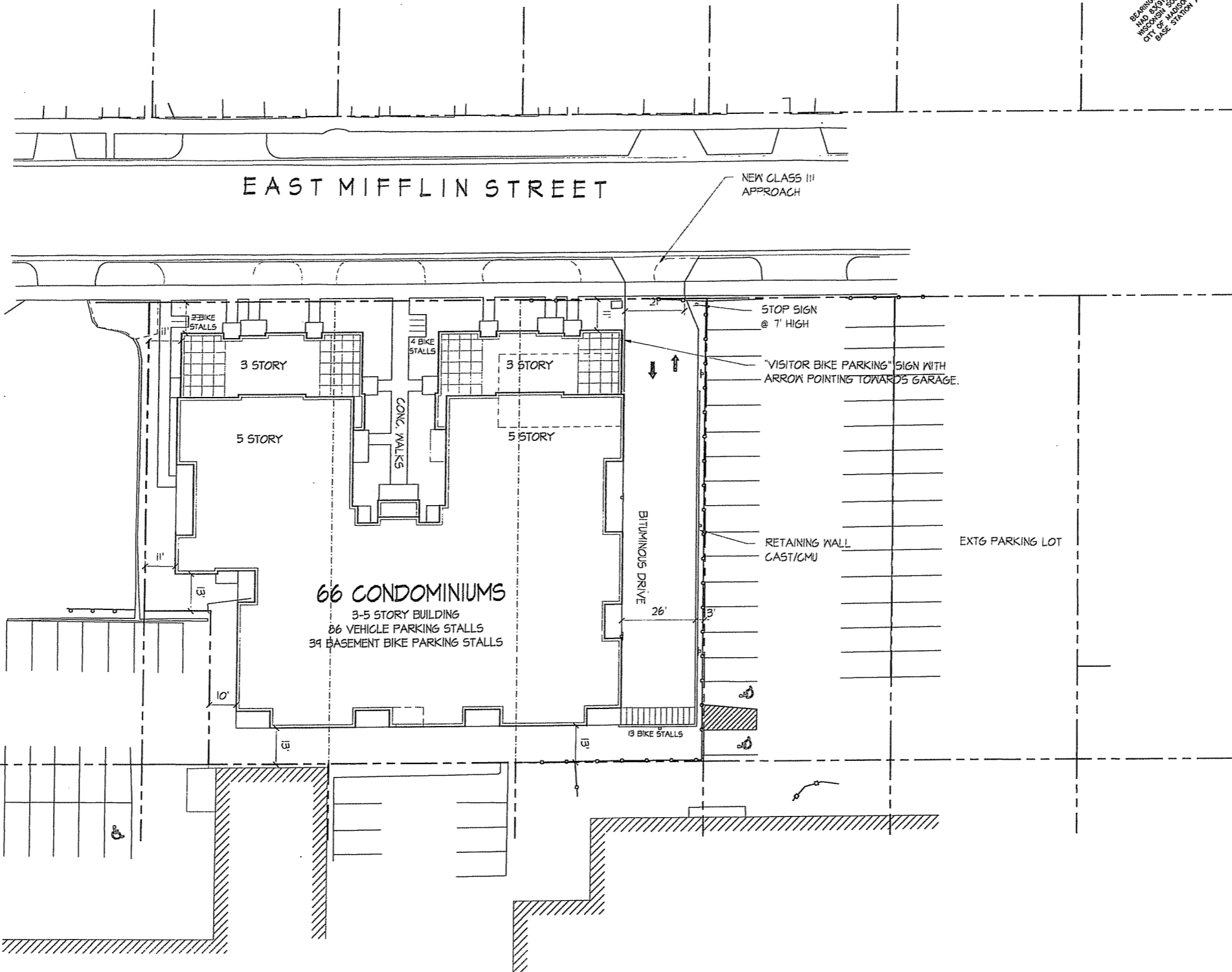
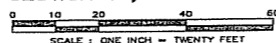
Thank you for your time in reviewing our proposal.

Very Truly Yours,

J. Randy Bruce, AIA  
Managing Member

## SITE MAP

PART OF LOT 3, AND ALL OF LOTS 4 AND 5, ORIGINAL PLAT OF MADISON, AS RECORDED IN VOLUME A OF PLATS, ON PAGE 3, AS DOCUMENT NUMBER 102, DANE COUNTY REGISTRY, ALSO LOCATED IN THE SOUTHWEST QUARTER (¼) OF SECTION 13, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN



- SHEET INDEX**
- C-1.1 SITE PLAN
  - C-2.1 GRADING, EROSION CONTROL & UTILITY PLAN
  - C-4.1 LANDSCAPE PLAN
  - A-1.1 BASEMENT PLAN
  - A-1.2 FIRST FLOOR PLAN
  - A-1.3 SECOND FLOOR PLAN
  - A-1.4 THIRD FLOOR PLAN
  - A-1.5 FOURTH FLOOR PLAN
  - A-1.6 FIFTH FLOOR PLAN
  - A-2.1 ELEVATIONS
  - A-2.2 ELEVATIONS
  - A-2.3 ELEVATION

- Notes**
1. MAXIMUM SLOPE AT ALL HANDICAP ACCESSIBLE WALKS 1:20. MAXIMUM SLOPE AT HANDICAP RAMPS 1:12. RAMPS OVERCOMING MORE THAN 6" CHANGE IN ELEVATION TO HAVE HANDRAILS ON BOTH SIDES.
  2. ALL DRIVEWAYS, CURB ADJACENT TO DRIVEWAYS, AND SIDEWALK CONSTRUCTION WITHIN THE PUBLIC RIGHT-OF-WAY, SHALL BE COMPLETED IN ACCORDANCE WITH CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION BY A CONTRACTOR CURRENTLY LICENSED BY THE CITY.
  3. ALL NEW DRIVES TO BE CONSTRUCTED WITH CLASS III APPROACHES IN ACCORDANCE WITH MADISON GENERAL ORDINANCE SECTION 10.06(4)
  4. ALL TRASH TO BE COLLECTED IN UNDERGROUND PARKING GARAGES. RECYCLING AREAS TO BE PROVIDED IN TRASH ROOM.
  5. SEE GRADING AND UTILITY PLANS FOR ADDITIONAL INFORMATION.
  6. COM 62.0500(1)-REQUIRED FIRE LANES SHALL BE PROVIDED PRIOR TO THE PLACEMENT OF COMBUSTIBLE MATERIALS AT THE BUILDING SITE, OR THE CONSTRUCTION OF ANY PORTION OF A BUILDING ABOVE THE FOOTINGS AND FOUNDATION.
1. BIKE STALLS TO BE IN ACCORDANCE TO MADISON GENERAL ORDINANCE 20.11, FOR THE TYPES OF RACKS ESPECIALLY SEE SUBSECTION (b)(a) AND (b)(2)d. "M" BIKE RACK TO BE USED.

- Revisions**
- ISSUED - DEC. 13, 2005
  - Neighborhood Meeting - March 01, 2006
  - Issued - April 3, 2006
  - Final UDC Submittal - May 17, 2006

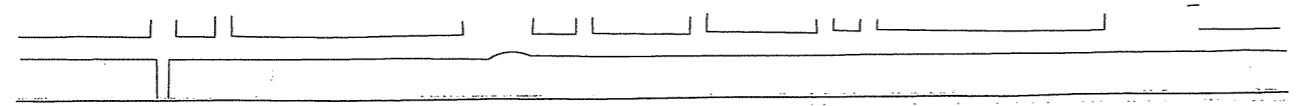
Project Title  
**The Colony**

625 E. Mifflin Street  
 Drawing Title  
**Site Plan**

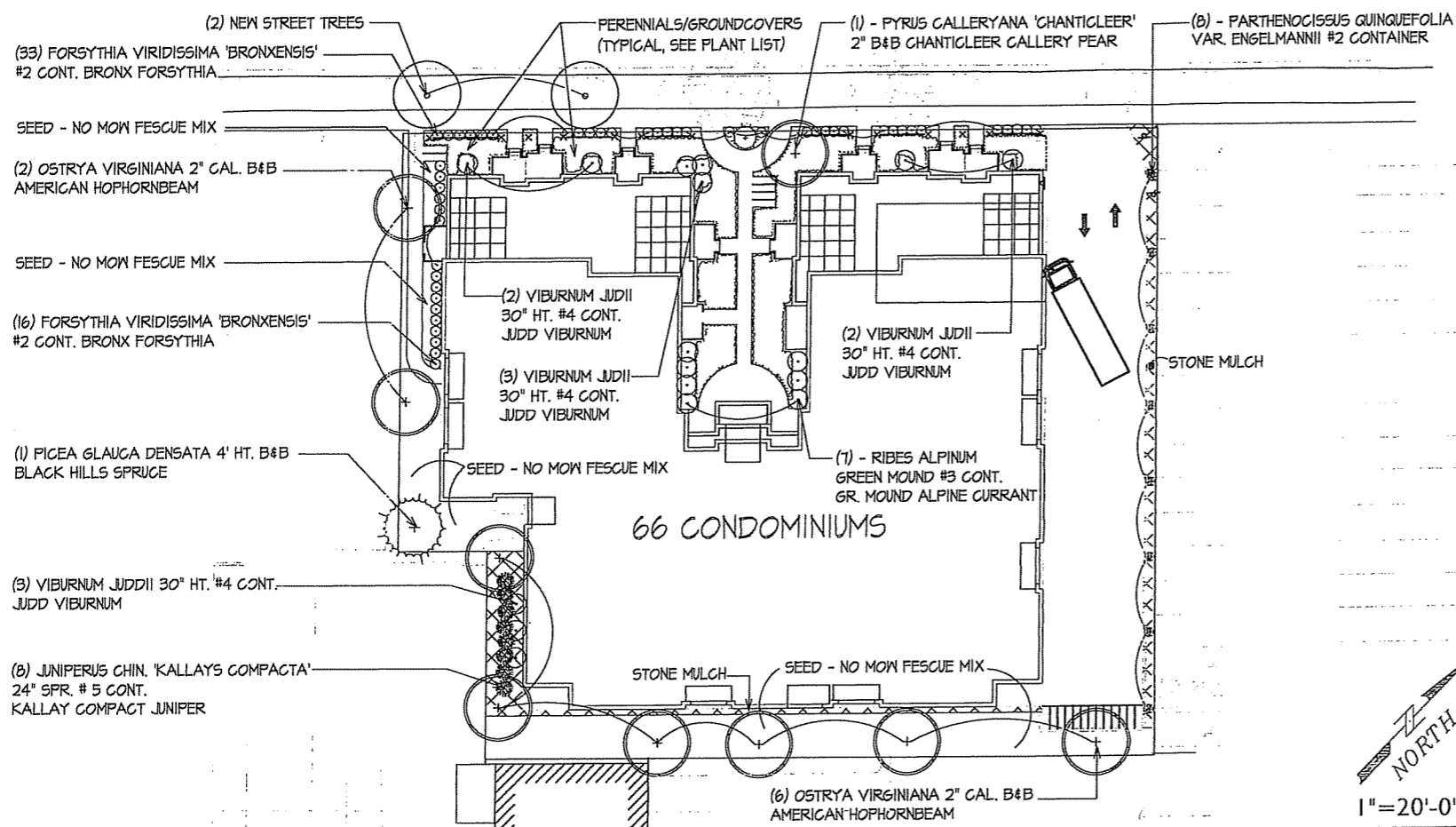
Project No. **0548** Drawing No. **C-1.1**







EAST MIFFLIN STREET



Project:	Great Dane East Mifflin Street
Project Location:	Madison Wisconsin
Scale:	1"=20'-0"
Designed By:	JT
Drawn By:	JT
Checked By:	KS
Date:	05-17-06
File:	2006-xx

GREAT DANE, EAST MIFFLIN STREET  
 MADISON, WISCONSIN

Plant List	Botanical Name	Common Name	Quantity	Size	Spec	Comments
<b>Key</b>						
<b>Deciduous Trees</b>						
OV	<i>Ostrya virginiana</i>	American Hophornbeam	8	2" Cal.	B&B	
PC	<i>Pyrus Calleryana 'Chanticleer'</i>	Chanticleer Callery Pear	1	2" Cal.	B&B	
					B&B	
					B&B	
<b>Evergreen Trees</b>						
PC	<i>Picea glauca 'Densata'</i>	Black Hills Spruce	1	4' Ht.	B&B	
					B&B	
<b>Deciduous Shrubs</b>						
Ra	<i>Ribes alpinum 'Green Mound'</i>	GR. Mound Alpine Currant	7		#3 Cont	
Vj	<i>Viburnum Juddii</i>	Judd Viburnum	8	30" Ht.	#4 Cont	
Fv	<i>Forsythia viridissima 'Bronxsensis'</i>	Bronx Forsythia	49		#2 Cont	
<b>Evergreen Shrubs</b>						
Jc	<i>Juniperus chinensis 'Kallays Compacta'</i>	Kallay Compact Juniper	8	24" Spr.	#5 Cont	
					Cont	
<b>Perennials/Grasses</b>						
	<i>Aster novae-angliae 'Purple Dome'</i>	Purple Dome Aster				
	<i>Astilbe x arendsii 'Bonn'</i>	Bonn Astilbe				
	<i>Athyrium filix-femina</i>	Lady Fern				
	<i>Bergenia cordifolia</i>	Heartleaf pipsqueak				
	<i>Hosta 'Big Mama'</i>	Big Mama Hosta				
pq	<i>Parthenocissus quinquefolia var. engelmannii</i>	Engelman Ivy	8			
	<i>Smilacina racemosa</i>	False Solomon's Seal				
	<i>Sporobolus heterolepis</i>	Prairie Dropseed				

Revision	Date

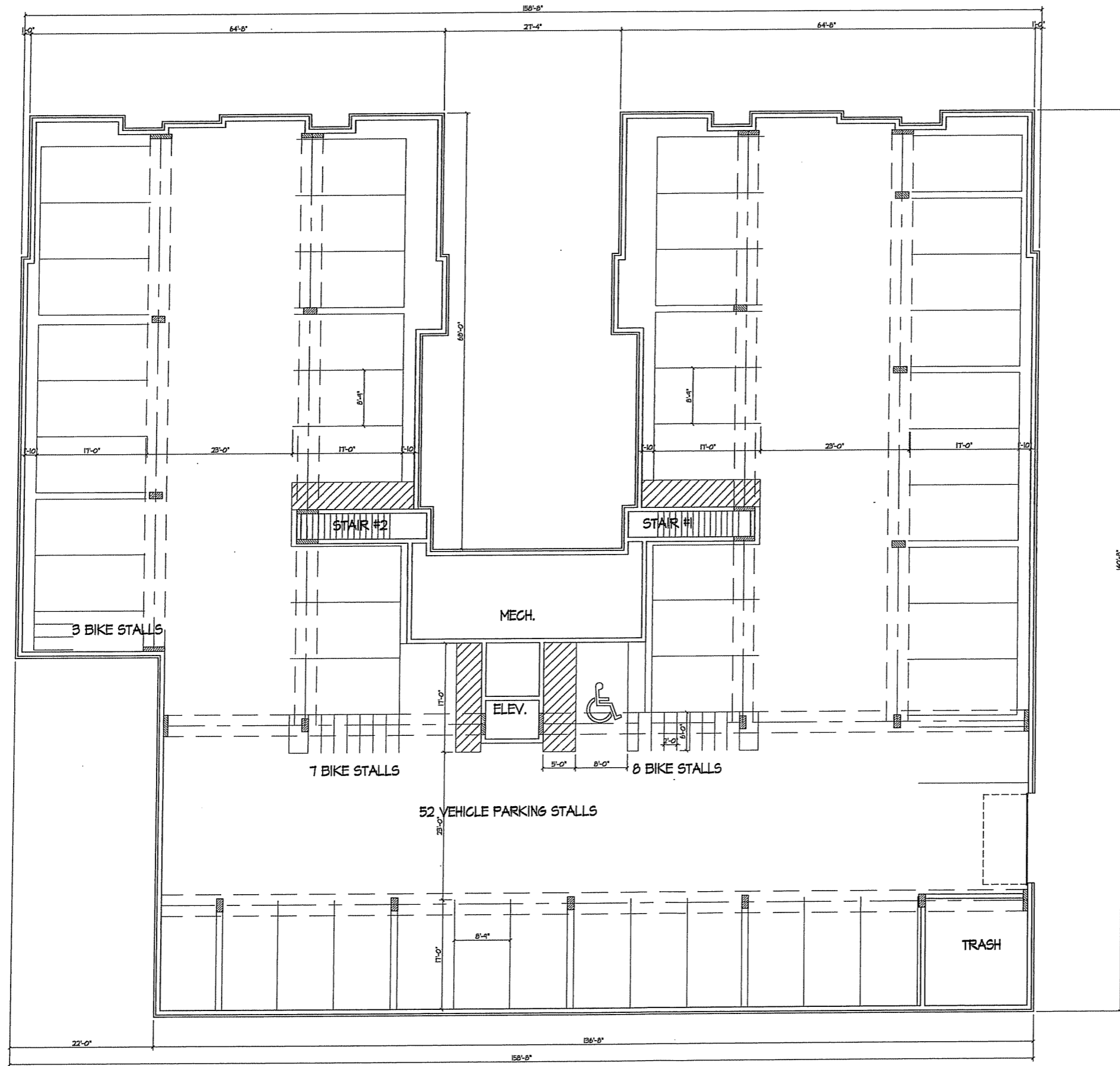
303 S. PARKERSON  
SUITE 201  
MADISON, WI 53713  
PHONE: 608.261.1111  
WWW.KENSAKI.COM

C-4.1

of 1 sheets

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Notes



Revisions  
Plan Commission Submittal - April 12, 2006  
Final UDC Submittal - May 17, 2006

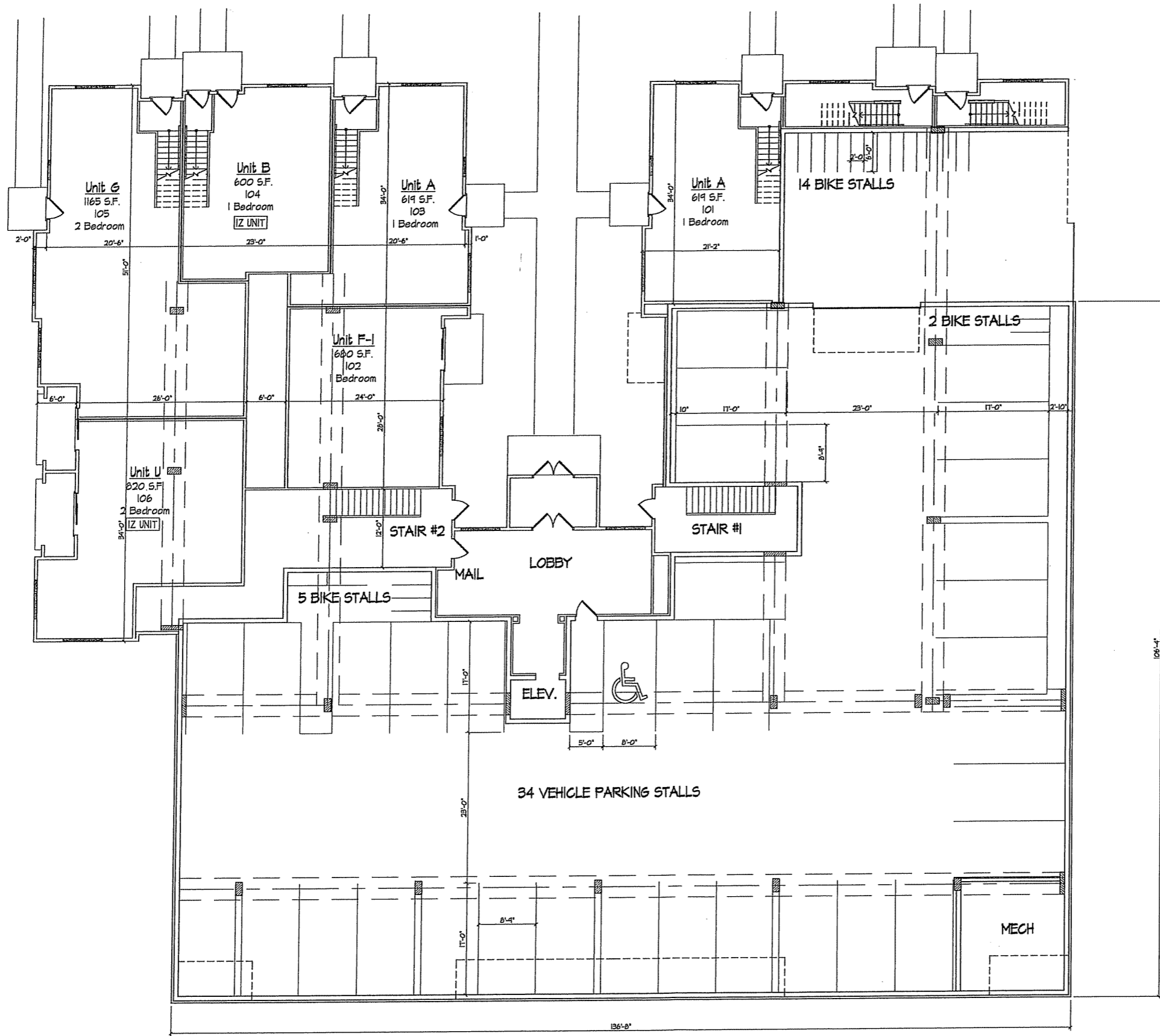
Project Title  
**The Colony**

625 E. Mifflin Street  
Drawing Title  
**Basement Plan**

Project No. 0548 Drawing No. A-1.1

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**BASEMENT PLAN**  
1/8" = 1'-0"



Revisions  
 Plan Commission Submittal - April 12, 2006  
 Final UDC Submittal - May 17, 2006

Project Title  
**The Colony**

625 E. Mifflin Street  
 Drawing Title  
**First Floor Plan**

Project No. **0548** Drawing No. **A-1.2**

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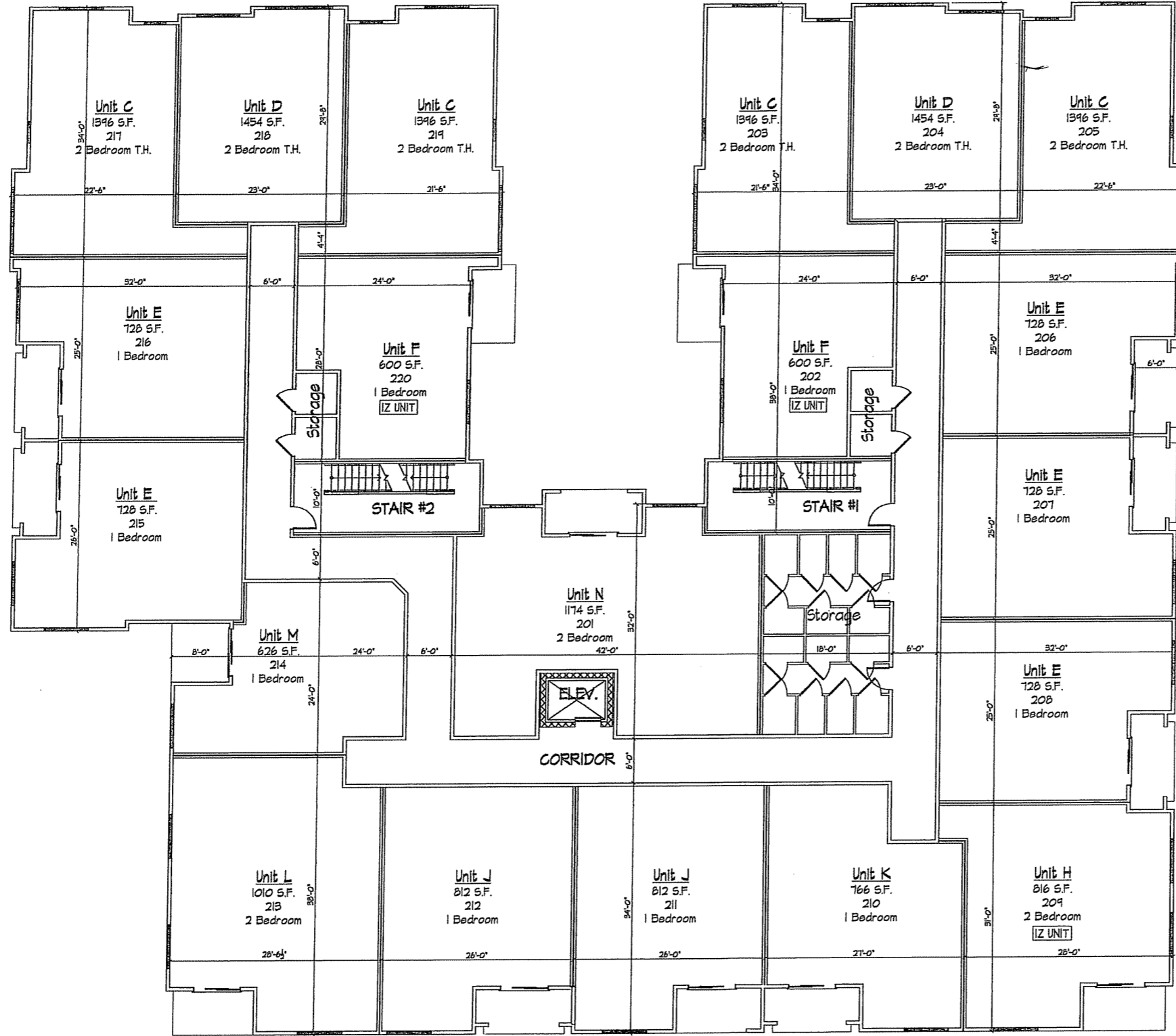
**FIRST FLOOR PLAN**  
 1/8" = 1'-0"

AREAS:  
 FINISHED 6,826 S.F.  
 UNFINISHED 10,724 S.F.  
 TOTAL 17,550 S.F.



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Revisions  
Plan Commission Submittal - April 12, 2006  
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Project Title  
**The Colony**

625 E. Mifflin Street  
Drawing Title  
**Second Floor Plan**

Project No. **0548** Drawing No. **A-1.3**

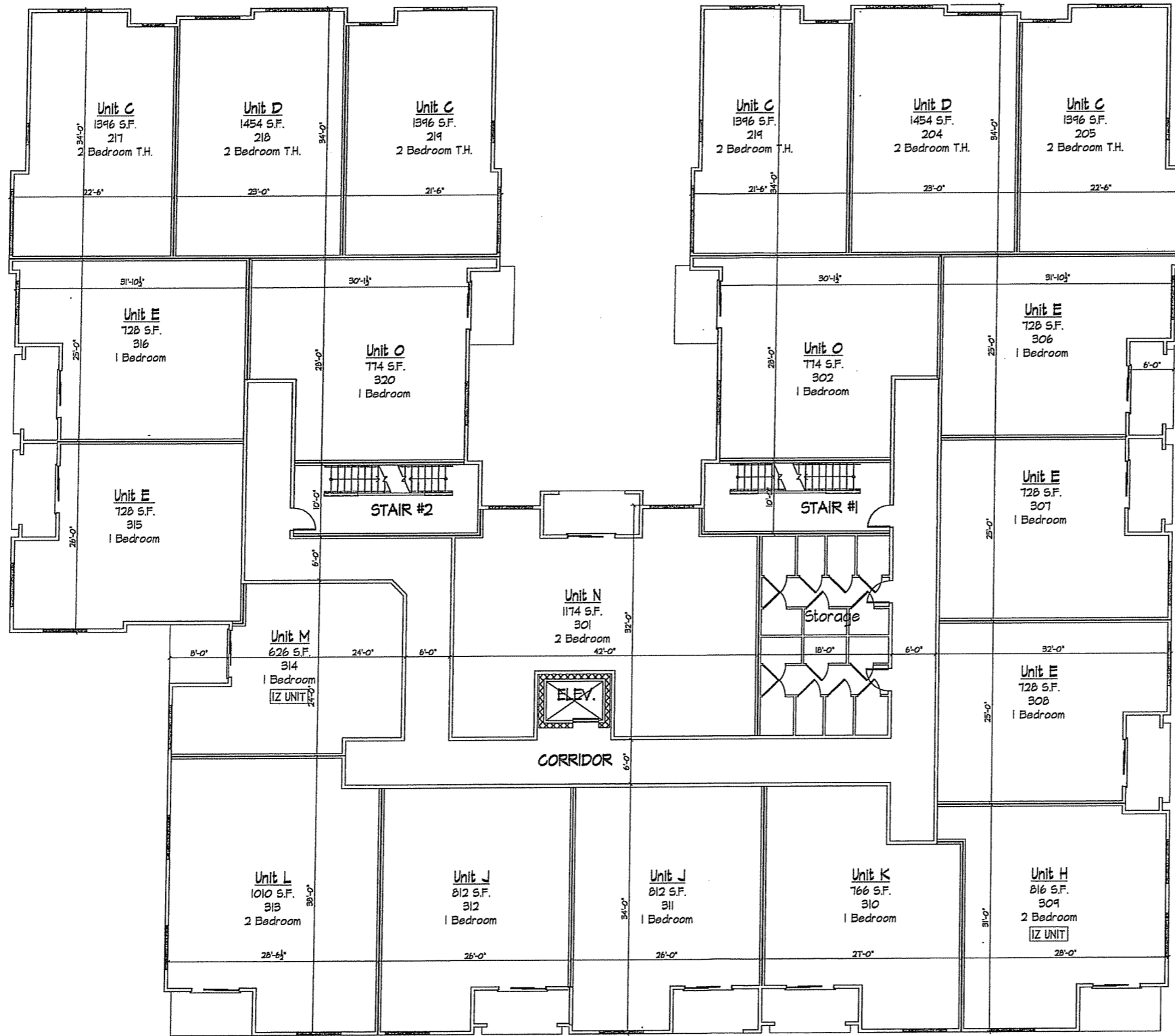
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**SECOND FLOOR PLAN** TOTAL AREA 17,904 S.F.  
1/8" = 1'-0"



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Revisions  
Plan Commission Submittal - April 12, 2006  
Final UDC Submittal - May 17, 2006

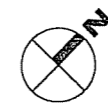
Project Title  
**The Colony**

625 E. Mifflin Street  
Drawing Title  
**Third Floor Plan**

Project No. **0548** Drawing No. **A-1.4**

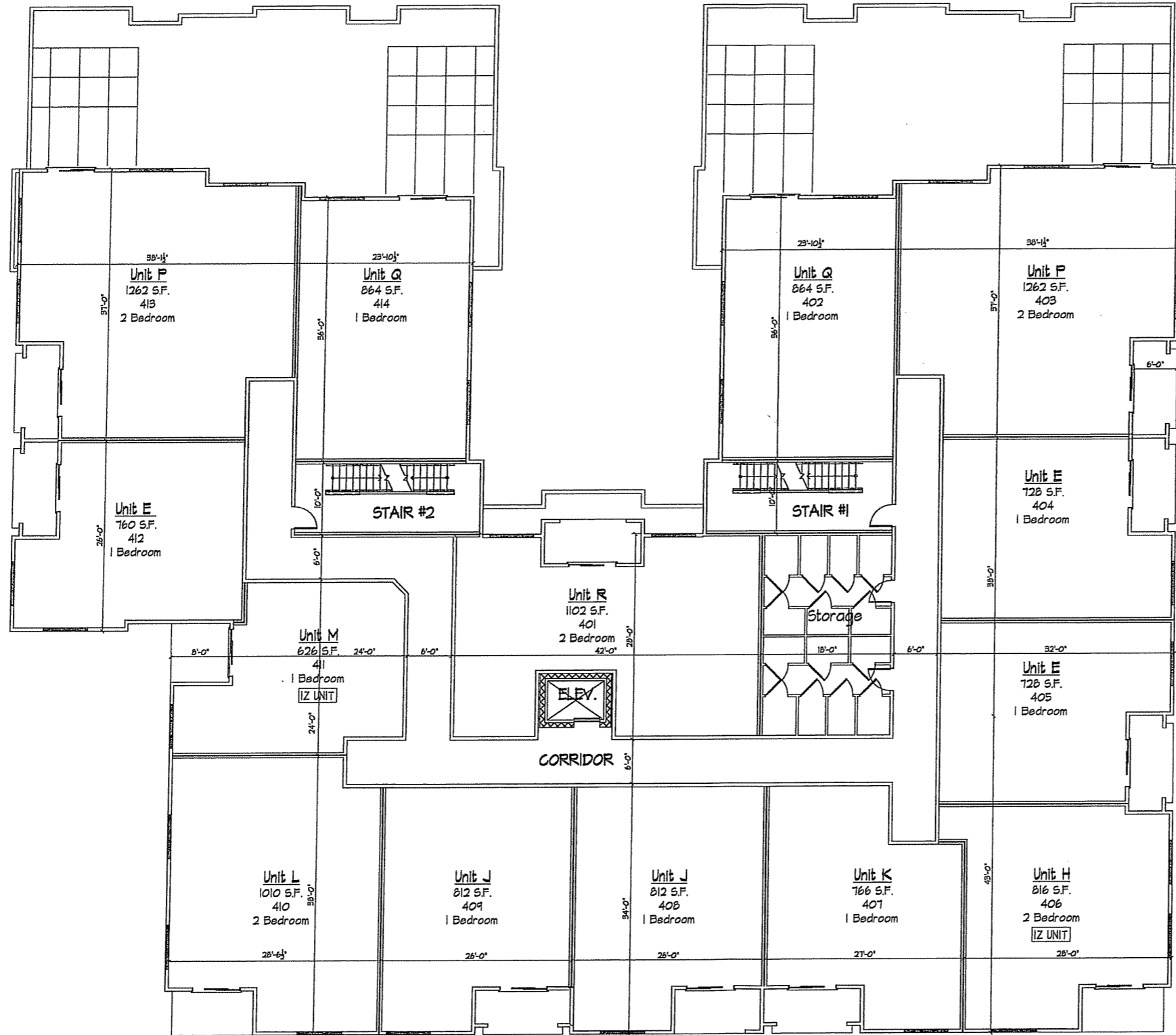
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**THIRD FLOOR PLAN** TOTAL AREA 17,904 S.F.  
1/8" = 1'-0"



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Project Title  
**The Colony**

625 E. Mifflin Street  
Drawing Title  
**Fourth Floor Plan**

Project No. **0548** Drawing No. **A-1.5**

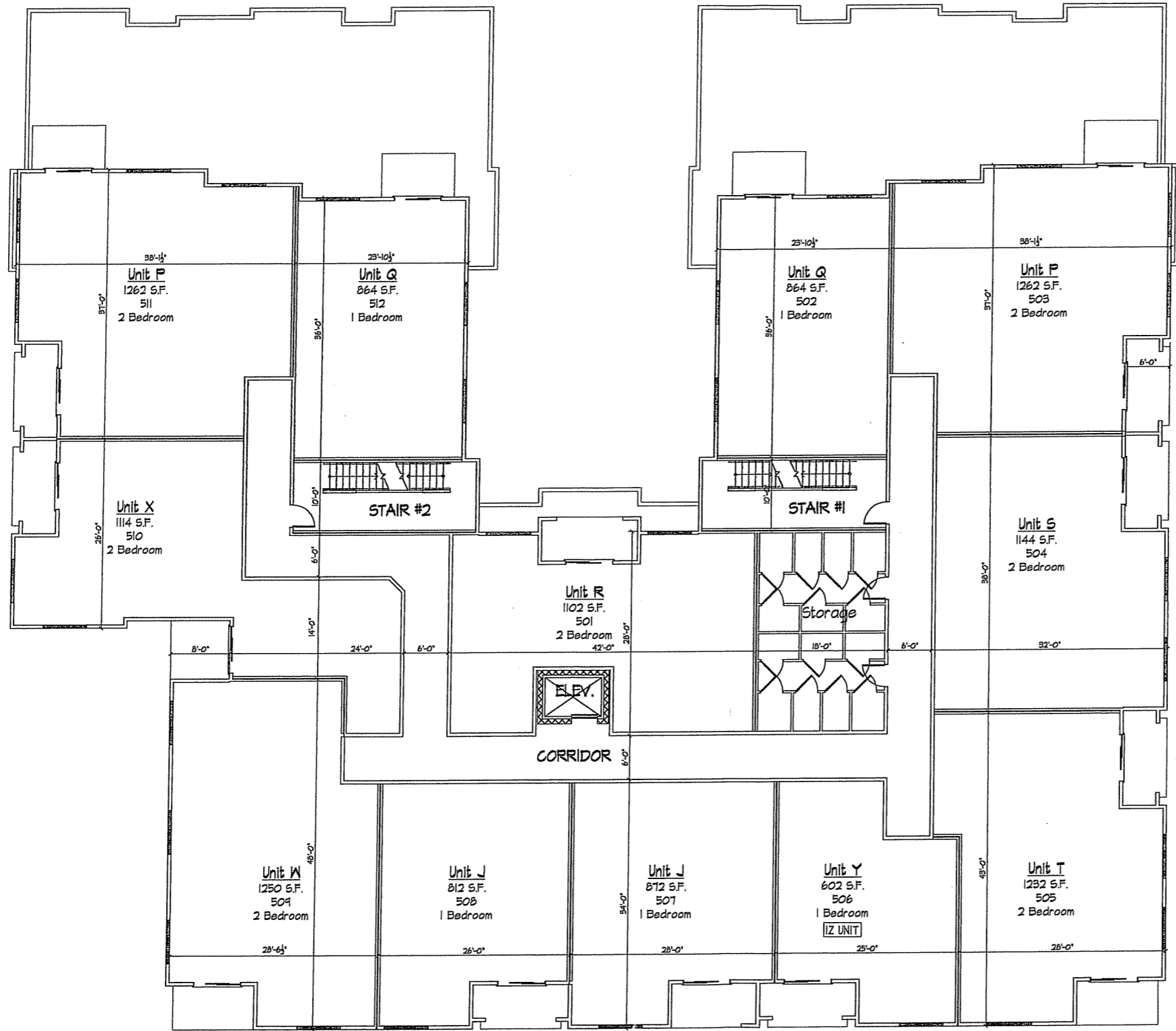
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**FOURTH FLOOR PLAN** TOTAL AREA 14,742 S.F.  
1/8" = 1'-0"



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Revisions  
 Plan Commission Submittal - April 12, 2006  
 Final UDC Submittal - May 17, 2006

Project Title  
**The Colony**

625 E. Mifflin Street  
 Drawing Title  
**Fifth Floor Plan**

Project No. **0548** Drawing No. **A-1.6**

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**FIFTH FLOOR PLAN** TOTAL AREA 14,742 S.F.  
 1/8" = 1'-0"





○ FRONT ELEVATION ALONG E. MIFFLIN STREET  
 1/8" = 1'-0"



○ NORTHEAST SIDE ELEVATION  
 1/8" = 1'-0"

Revisions  
 Plan Commission Submittal - April 12, 2006  
 Final UDC Submittal - May 17, 2006

Project Title  
 The Colony

625 E. Mifflin Street  
 Drawing Title  
 Elevations

Project No. 0548 Drawing No. A-2.1

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REAR ELEVATION  
1/8" = 1'-0"



SOUTHWEST SIDE ELEVATION  
1/8" = 1'-0"

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Plan Commission Submittal - April 12, 2006  
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Project Title  
The Colony

625 E. Mifflin Street  
Drawing Title  
Elevations

Project No. Drawing No.  
0548 A-2.2

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 **COURTYARD ELEVATION**  
1/8" = 1'-0"

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Project Title  
**The Colony**

625 E. Mifflin Street  
Drawing Title  
**Elevation**

Project No. Drawing No.  
**0548 A-23**

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